



MEMORANDUM

Date: July 29, 2014

To: Casey Luckett Snyder, Reuse Coordinator, EPA Region 6
Ursula Lennox, Remedial Project Manager, EPA Region 6
Janetta Coats, Community Involvement Coordinator, EPA Region 6
Edwin Akujobi, Project Manager, LA DEQ
Charles Allen III, Coastal and Environmental Affairs, City of New Orleans

From: Alisa Hefner, Skeo Solutions
Miranda Maupin, Skeo Solutions

Re: Reuse Assessment Summary for the Agriculture Street Landfill Superfund Site

Introduction

EPA Region 6 requested assistance from Skeo Solutions to provide reuse support for the Agriculture Street Landfill Superfund site (Site) located in Orleans Parish, New Orleans, LA. To support this effort, Skeo Solutions participated in a site visit on February 18th, 2014, developed a draft reuse assessment presentation, and participated in a working session on June 3, 2014 to discuss site updates, reuse goals and opportunities for publicly owned parcels of the site. This memo summarizes key reuse considerations and next steps.

Working session meeting participants included:

EPA Region 6

Casey Luckett Snyder, Reuse Coordinator
Ursula Lennox, Remedial Project Manager
Janetta Coats, Community Involvement Coordinator

Louisiana Department of Environmental Quality (LA DEQ)

Edwin Akujobi, Supervisor

City of New Orleans

Cedric Grant, Deputy Mayor, Facilities, Infrastructure and Community
Charles Allen III, Coastal and Environmental Affairs
William Gilchrist, Director, Place-Based Strategy Office

Orleans Parish School Board (OPSB)

Ed Morris, General Counsel

Housing Authority of New Orleans (HANO)

Bob Barbar, Counsel
Kevin Oufuac, Counsel

NOLA Business Alliance

Abhay Patel, Director of Industry
Andrew Jacques

Skeo Solutions

Miranda Maupin, Community Planning Manager
Alisa Hefner, Senior Designer

Property Status and Reuse Goals

- HANO is in the process of demolishing structures on HANO-owned parcels within the former HANO Press Park development. Some of these structures were privately owned. If these units, which were once owned by HANO could be consolidated, HANO would be able to demolish all of the vacant and abandoned buildings within the Press Park development. Slabs will remain after demolition. HANO does not have plans to redevelop for housing and is interested in transferring or selling the property. There are also 67 privately owned single family dwellings adjacent to this development that are occupied and identified as the Gordon Plaza subdivision.
- OPSB has declared Moton School property as surplus land and is interested in selling the property.
- City of New Orleans owns most of the large tract of undeveloped land and the former Mugrauer Park and is interested in reusing or selling the city-owned properties.
- NOLA Business Alliance sees potential for light industrial / manufacturing based on the site assets: good access and visibility from major roads, adjacent substation, large amount of contiguous land for urban infill development; proximity to rail and highway, canal infrastructure improvements, and proximity to community college and skilled work force.
- Community members have expressed interest in community center and programs such as elder care, health services and job training, which the City no longer supports due to lack of funding. Local partnerships could be explored to provide these community amenities.

Related Initiatives

- There is a new Delgado Community College campus, Sidney Collier, under construction, north of the site on Louisa Street slated to open in August 2014. The campus will offer transfer degrees and technical diplomas and certificates to support job force training.
- The U.S. Army Corps of Engineers signed an MOU with federal, state and local agencies for Phase IV construction of the Florida Canal project. Construction would include widening the canal to improve flood control. The Corps plans to use the Southern portion of OU1 as a temporary construction staging area. Status and timing of the project is unknown.

Liability Considerations

- Two liability issues were discussed related to the site which are described below. Participants agreed that these liabilities are unlikely to affect future land owners.
- The class action lawsuit has resulted in a judgment related to site property owners during a specific time period and does not include future owners of the property.
- The 2002 Brownfield Amendments to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) provides important protections that could apply to prospective purchasers of parcels within the Agriculture Street Landfill Superfund site. Prospective purchasers who meet certain statutory criteria and comply with ongoing obligations at the Site can be granted liability protections. EPA can provide additional information to interested parties.

Tools to Support Reuse

EPA shared several tools that are available to support Superfund site reuse including:

- Ready for Reuse Determinations and Comfort Letters for site owners and prospective purchasers.
- Case studies that highlight reuse success stories and lessons learned, including Superfund site redevelopment on sites actively listed on the NPL.
- Prospective Purchaser Inquiries to answer questions related to the clean-up status, institutional controls, and liability protections.

Next Steps and Recommendations

The following next steps were discussed:

- NOLA Business Alliance is developing an index of potential properties to market for light industrial / manufacturing development and is interested in a one-page summary of the Agriculture Street Landfill site to add to their list of available site properties. ***The one page summary is attached for reference.***
- Participants are interested in a meeting summary and PowerPoint presentation that summarizes the site reuse assessment that can be used to brief decision-makers. ***The final PowerPoint presentation is attached for reference.***
- Participants also expressed interest in seeing Superfund Reuse Case Studies and examples of Superfund redevelopment tools, such as Ready for Reuse determinations and comfort letters. ***Links are provided below and examples are attached for reference.***
 - Big Tex Ready for Reuse Determination:
<http://www.epa.gov/superfund/programs/recycle/pdf/bigtex-rfr.pdf>
 - Superfund Return to Use Demonstration Projects:
<http://www.epa.gov/superfund/programs/recycle/activities/rtudemos.html#region>
 - Superfund Site Reuse In-depth Case Studies:
<http://www.epa.gov/superfund/programs/recycle/tools/casestudies.html>
 - Superfund Reuse: Bringing New Opportunities to Communities Brochure:
<http://www.epa.gov/superfund/programs/recycle/pdf/sribrochure2013.pdf>

Sign In Sheet

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Transcribed sign-in sheet is provided below for legibility:

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